



FOR LEASE

**Flex/Office
Warehouse Space**

**Three
4,000 SF Units**

***Prime DTLA
Fashion & Flower
District Location***

**808 WALL STREET
&
514 E 8TH STREET
LOS ANGELES, CA 90014**

PROPERTY DETAILS

**808 WALL STREET
514 E 8TH STREET
LOS ANGELES, CA 90014**

808 Wall Street

4th Floor: 4,000± SF

514 E 8th Street

2nd Floor: 4,000± SF

4th Floor: 4,000± SF

Year Built: 1924

Ceiling Height (Approximate): 12'9"

Dock High Loading Positions: 5

Elevator: 1 Passenger & 1 Freight in Each Building

Parking: Nearby Contract Parking Available

Zoned: LA M2

- Three DTLA flex/office/warehouse units available
- Many possible uses! Excellent creative space
- Prime DTLA Fashion & Flower District corner location at 8th and Wall Streets
- Exceptional window lines with great views
- Fantastic natural light
- Open floor plans — Make it your own!
- Passenger & freight elevators
- Total of 5 dock high loading positions
- Easy access to all Downtown Los Angeles amenities
- Just 10 blocks west of ROW DTLA
- 1/2-mile west of the DTLA Arts District

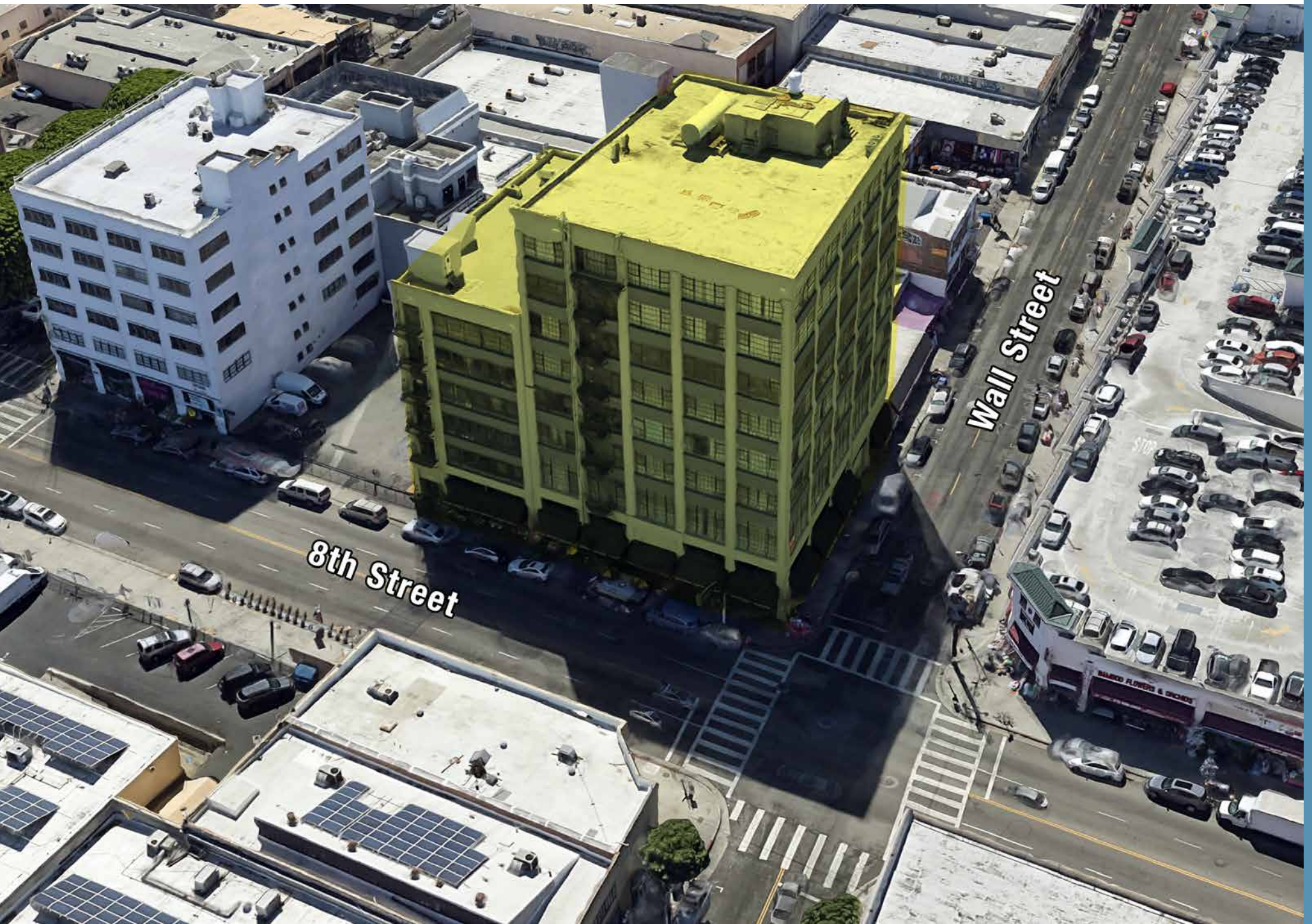
Lease Rental: \$1.25-\$1.50 Per SF MG

Term: Submit

INTERIOR PHOTOS



AERIAL PHOTO



AREA MAP



DTLA DEMOGRAPHICS

A PLACE TO WORK

350,000+ JOBS

\$86,200
Average Household Income



59%
30 - 54 Years Old

55% Postsecondary Education



21%
Job Growth in
"Knowledge Industries"



93%
Expect to
Return to
Office

A PLACE TO VISIT, SHOP, & DINE

15 million VISITORS
in 2021



\$5 billion in Sales in 2019

743 Retail Businesses
per Square Mile



157
Food/Beverage
Businesses
per Square Mile

93
Walkscore



A PLACE TO LIVE

80,000+ RESIDENTS

\$86,300
Average Household Income



84% Residential
Inventory Growth
2000 - 2019



32% Less
Income Spent
on Housing +
Transportation
than LA Average

53%
25 - 49 Years Old

60%
Postsecondary
Education

37% Population
Growth 2010 - 2019

94%
Residential Occupancy

41%
Walk, Bike,
or Take Transit to Work



79% love DTLA



65% expect to live in DTLA for at least 3 more years



Prime DTLA Fashion & Flower
District Location

Close to the DTLA Arts District

Flex/Office/Warehouse
Space For Lease

808 Wall Street
4,000± SF 4th Floor

514 E 8th Street
4,000± SF 2nd Floor
4,000± SF 4th Floor

Exclusively offered by

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